

SUBJECT SITE



Jim@DowdLand.com

PROPERTY DETAILS

The Property is 300 ± net acres within the “Disney World” area 2,700 acre **Panther Run development**.

Panther Run is going through approvals for 2 distinct Districts. **The Residential District** with 1,800 Single-Family units for both primary and active adult housing, and the **The Mixed Use Commercial/ Resort District** (which we refer to as **The Resort at Panther Run**) consisting of up to 7 million sq. ft. of Mixed-Use Commercial, 700 apartments and 700 short-term rental units. Heights can reach up to eight stories.

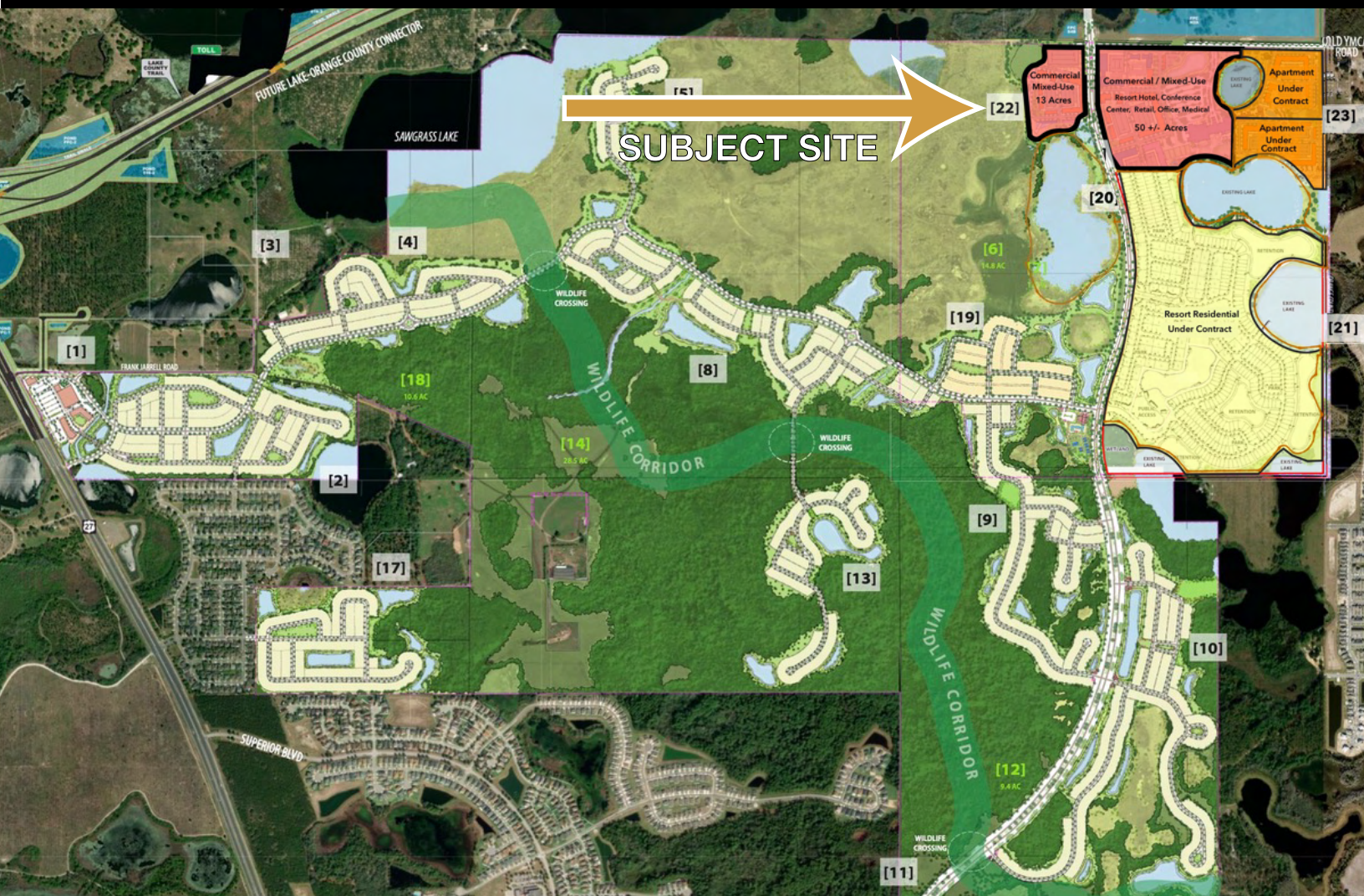
The Resort at Panther Run Current Plan:

- **Parcel 20:** 50± acres Mixed-Use Resort Hotel, Retail, Conference Center, Medical
- **Parcel 21:** 220± acres Short-Term Rental Units
- **Parcel 22:** 13± acres for Commercial/ Mixed-Use
- **Parcel 23:** 30± acres for 350 Apartments

This Concept Plan is flexible and subject to change.

Property Highlights

This property is the hole in the donut, just 15-30 minutes away from every main attraction and amenity Orlando has to offer via brand new roadways providing a fresh window into this project.



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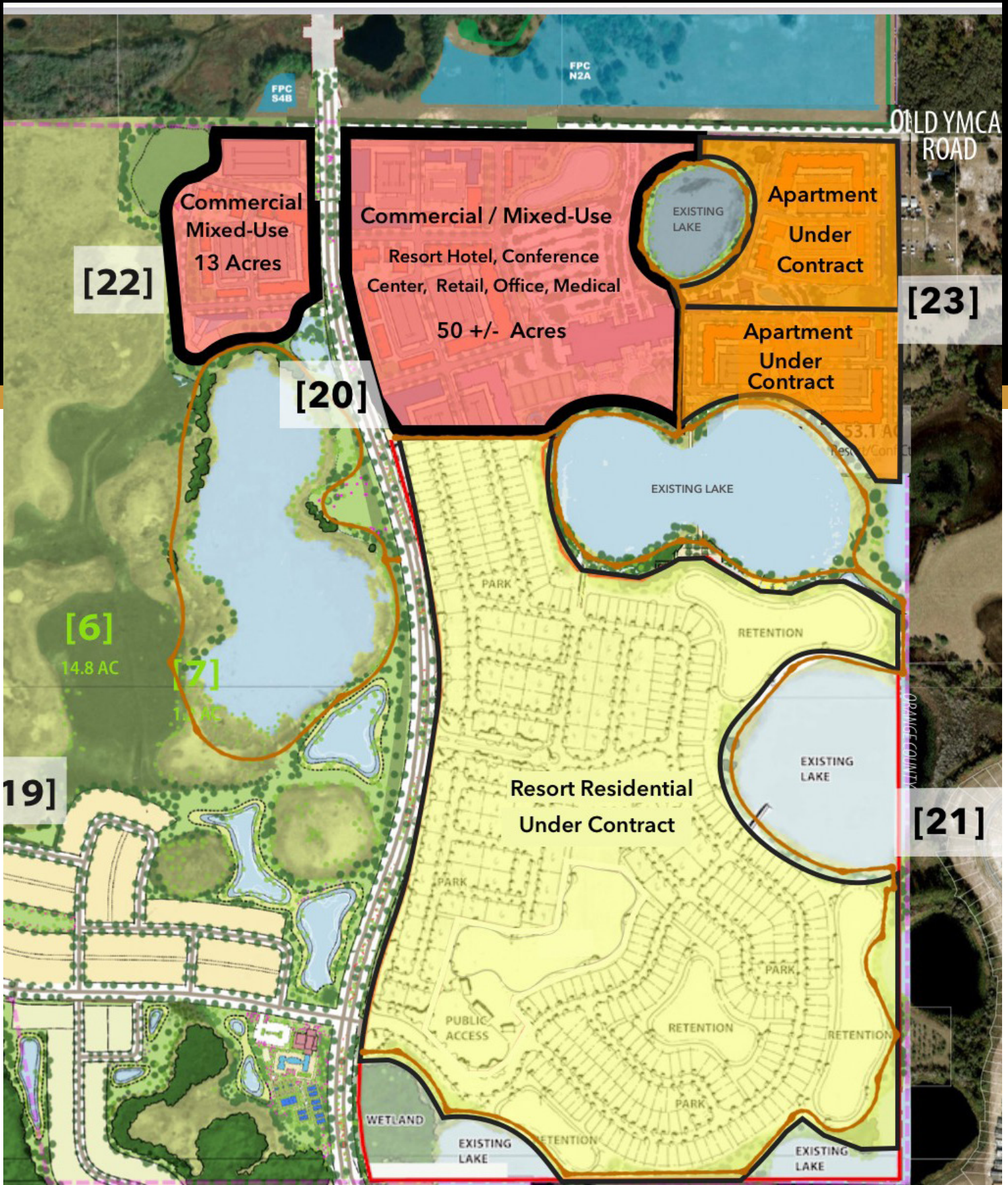
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THE RESORT AT



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 67,980
- Median HH Income: \$88,474
- Median Home Value: \$369,900

Zip Code 34711 Demographics

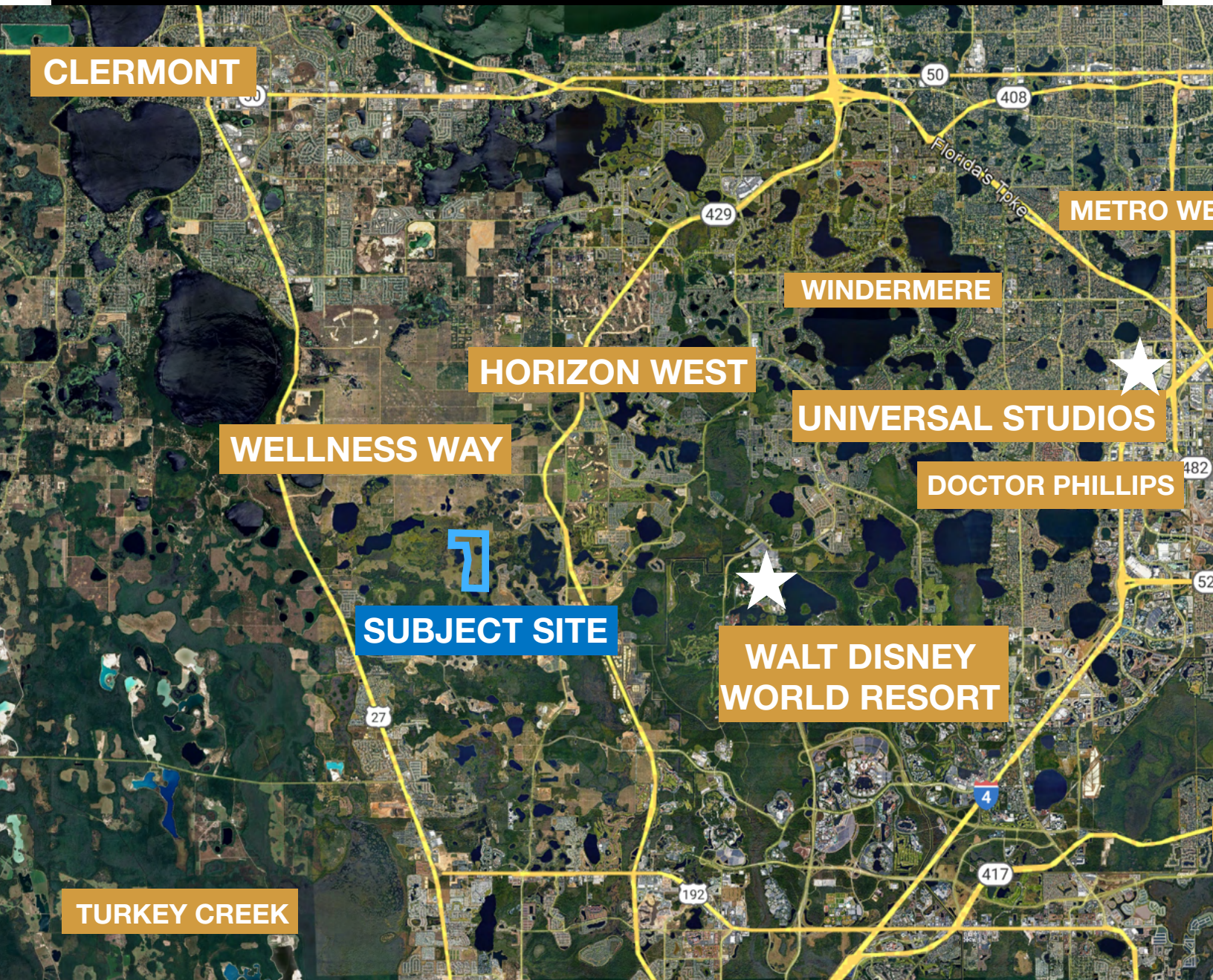
County Demographics

- Total Population: 398,696
- Median HH Income: \$69,956
- Median Home Value: \$287,900

Lake County Demographics

Daily Traffic Counts

- HWY 27: 28,500
- SR 429: 60,500
- Avalon Rd: 15,700
- 516 Connector expected to be finished in 2027



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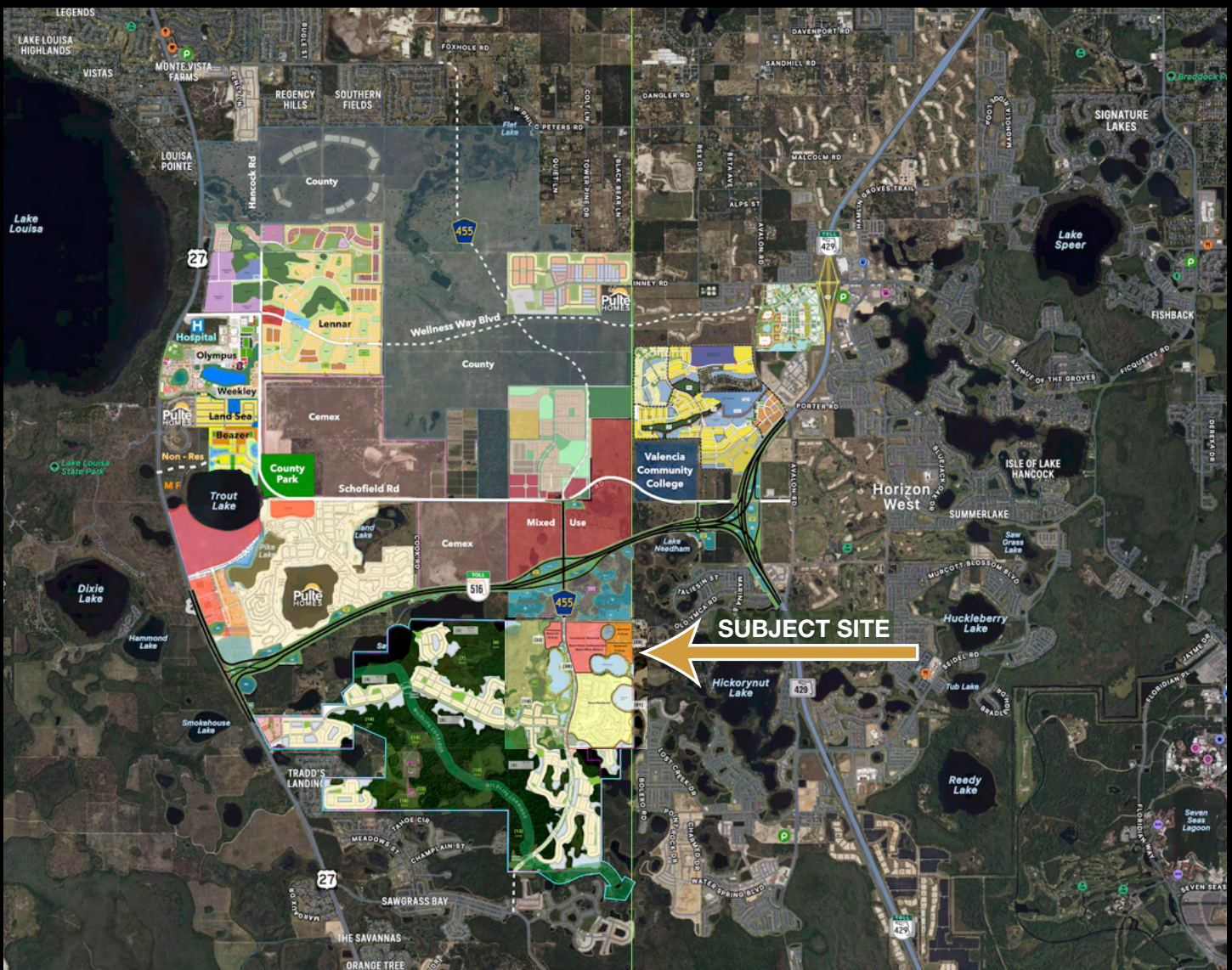
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GEOGRAPHICAL DETAILS

Roadways

- The 516 connector (connects the 429 to 27) is under construction and estimated to be completed in 2027
- The 455 will connect to Hartwood Marsh Rd (Clermont) on the N end to Sawgrass Bay Blvd which turns into Flemings Rd (Horizon West) which turns into Western Way (the Western Gateway into Disney Area)
- The internal roads of the development are about 3 years out (approvals timeline)



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REGIONAL MAP

Drive Times

- Magic Kingdom: 15 min
- Epcot: 16 min
- Disney Springs: 20 min
- Animal Kingdom: 16 min
- Downtown Orlando: 35 min
- Orlando Intn'l Airport: 45 min



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Surrounding Area

- **Horizon West** is to the east of the subject, one of the most desirable/ highest rent submarkets in Orlando, almost fully built out
- To the north is the rest of the **Wellness Way** Comprehensive plan, all new development, almost every property is in the development pipeline
- To the west is the **Green Swamp Conservation area**, essentially everything to the west of 27 will never be developed for dense/intense uses, the whole area starts at 1 unit/5 acres and gets worse as you go west
- To the south is **Kolter's (developer) Serenoa project**, this property is fully sold out and built
- West of **Walt Disney World**, which continually tops the charts in attendance, averaging 50 million visitors to their 4 parks since 2020 and over 70,000 cast members.
- Just minutes from the Western Beltway, SR 429 which grants easy access to
- areas such as Walt Disney World and Horizon West, and acts as an alternative north-south route to heavily traveled I-4.
- Just 45 minutes to Orlando International Airport (MCO), the state's busiest airport, which saw 57 million passengers in 2024. MCO employs nearly 1,000 full-time employees.



Wellness Way

Wellness Way is a comprehensive plan in the Clermont area of Lake County that encompasses nearly 16,000 acres. The Wellness Way comprehensive plan currently provides for about 19,000 residential units and almost 9 million square feet of non-residential mix of uses.

There are new connector roads planned that will connect many areas of Lake County and Orange County, including connections from Wellness Way to Horizon West:

- SR 516 – will connect Highway 27 to the 429, E to W
- Hartle Extension/CR 455 – connect the 516 to Highway 50, N to S

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LAKE COUNTY NEWS

Lake board approves tax incentives to lure high quality hotels

By: James Wilkins for GrowthSpotter | September 10, 2025

Lake County Commissioners voted unanimously to add hotels to their targeted industry incentive program, offering up to a 75% discount on property taxes for developers. The incentive program grants a certain amount of money over a set number of years based on several criteria such as hotel size, amenities, and jobs created. The program is limited to five grant awards with an expiration date of ten years.

Read the full article here: <https://www.growthspotter.com/2025/09/09/lake-board-approves-tax-incentives-to-lure-high-quality-hotels-amenities/>



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